

SNAPSHOT of HOME Program Performance--As of 12/31/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Montana**

PJ's Total HOME Allocation Received: **\$69,255,245**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	94.95%	89.71%	10
% of Funds Disbursed	89.34%	83.15%	10
Leveraging Ratio for Rental Activities	3.13	4.01	30
% of Completed Rental Disbursements to All Rental Commitments**	93.96%	93.29%	33
% of Completed CHDO Disbursements to All CHDO Reservations**	82.73%	80.29%	25
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	89.74%	79.96%	8
% of 0-30% AMI Renters to All Renters**	55.75%	37.24%	4
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.67%	98.79%	30
<u>Overall Ranking:</u>			10 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$18,738	\$27,114	1,218 Units 32%
Homebuyer Unit	\$15,783	\$12,953	1,258 Units 33%
Homeowner-Rehab Unit	\$13,581	\$20,000	628 Units 16.5%
TBRA Unit	\$2,207	\$2,990	708 Units 18.6%

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montana MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,176	\$93,142	\$14,561
State:*	\$73,890	\$89,608	\$14,571
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	88.6	91.4	95.4	77.4
Black/African American:	1.2	0.5	0.5	1.0
Asian:	0.1	0.4	0.2	0.0
American Indian/Alaska Native:	7.2	2.5	2.5	16.2
Native Hawaiian/Pacific Islander:	0.1	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.7	1.0	0.0	2.0
Asian and White:	0.0	0.2	0.2	0.0
Black/African American and White:	0.2	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.2	0.2	0.0	0.0
Other Multi Racial:	0.3	0.3	0.0	0.1
Asian/Pacific Islander:	0.1	0.7	0.3	0.0

ETHNICITY:

Hispanic	1.3	2.5	1.0	3.2
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	71.1	26.2	50.3	30.6
2 Persons:	16.9	22.9	27.7	25.4
3 Persons:	6.3	24.2	9.4	23.0
4 Persons:	3.7	15.4	7.5	11.7
5 Persons:	1.4	7.0	3.5	7.2
6 Persons:	0.5	3.0	1.1	1.6
7 Persons:	0.1	0.8	0.2	0.3
8 or more Persons:	0.0	0.4	0.3	0.1

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.4	26.6	14.8	27.1
Elderly:	45.6	3.7	55.4	7.2
Related/Single Parent:	13.8	33.4	11.1	48.3
Related/Two Parent:	4.5	30.8	15.1	14.1
Other:	6.7	5.6	3.5	3.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.4	0.2 [#]
HOME TBRA:	1.2	
Other:	23.0	
No Assistance:	43.4	

of Section 504 Compliant Units / Completed Units Since 2001 329

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montana State: MT

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 10

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.05%	93.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.23%	82.73	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.74	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.26%	99.67	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.970	1.67	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

